

Section	Proposed Revision
Article I: General Provisions	
19-1 Short Title	N/A
19-2 Definitions	<ul style="list-style-type: none"> - In the definition of flag lot, include information about how the front setback is determined, in coordination with changes to Section 19-39. - Include definitions of Alternative Onsite Sewage System and Conventional Onsite Sewage System as defined in State Code. - Ensure that terms used in the zoning and subdivision ordinance are coordinated. - Ensure that road-related terms are coordinated with VDOT definitions - Add definitions of construction (preliminary) plan and final plan.
19-3 Compliance with Chapter Mandatory	N/A
19-4 Penalties	N/A
19-5 Administration and Enforcement of Chapter	N/A
19-6 Effect of Private Contracts	N/A
19-7 Changes, Erasures and Revisions	<ul style="list-style-type: none"> - Clarify the language to say that changes and revisions to plats need to be formally re-approved.
19-8 Subdivision may appeal from disapproval of the plat	N/A
19-9 Plan and plat preparation – by whom prepared	N/A
19-10 How chapter may be amended	N/A
19-11 Resubdivision same as subdivision	<ul style="list-style-type: none"> - Change title to “Relocation or Vacation of Boundary Lines.”
19-12 Vacation of recorded plat	<ul style="list-style-type: none"> - To provide information to applicants, include reference to the VDOT road vacation process.
19-13 Construction and severability of provisions	N/A
19-14 Private streets dedication	<ul style="list-style-type: none"> - Revise this section to coordinate with the standard VDOT private streets note.
19-15 Fees	<ul style="list-style-type: none"> - Amend this Section to just reference the fee schedule, in coordination with the Zoning Ordinance.
19-16 Saving provision	N/A
19-17 Special provisions for family subdivisions (Discussed further in Memo)	<ul style="list-style-type: none"> - Amend to require five years of ownership, and limiting application to R-8 and A-1 districts - Other possible changes could include: broadening/restriction of the family definition, initial parcel size
19-18 Exceptions	<ul style="list-style-type: none"> - Amend this Section to add language stating that the applicant shall note any exceptions

	requested with the initial plan submittal
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Article II: Procedures and Documents to be Filed	
19-19 Pre-App conference and conceptual plan submission	<ul style="list-style-type: none"> - Remove the reference to DRC review of conceptual plans. Since this section was put in the ordinance a number of other processes have been put in place, including the enhanced conceptual plan process for DRC review, the Development Roundtables with staff, and the use of DRC Consideration items.
19-20 Master Plan	<ul style="list-style-type: none"> - Clarify that this language applies to subdivisions other than those with a legislatively-approved master plans.
19-21 Classification of Subdivisions	<ul style="list-style-type: none"> - State the minor subdivision lot number cap (nine lots) for clarity. Include a graphic to help illustrate the text.
19-22 Procedure for review of minor subdivision, townhouse or condominium subdivisions – review procedure	N/A
19-23 Procedure for preliminary plan review for major subdivisions	N/A
19-24 Procedure for preliminary plan review for major subdivisions of fewer than fifty lots	N/A
19-25 Effect of approval of preliminary plan	N/A
19-26 Term of validity for the preliminary plan	N/A
19-27 Preliminary plan - submittal requirements	<ul style="list-style-type: none"> - Adjust the plan scale cited to reflect current engineering firm practice, and reflect a reasonable scale for detailed review. - JCSA: Add submittal requirement item (capacity study) to reflect current practice, change reference from “service authority” to “James City Service Authority”, update regulatory document name to reflect current title. - Env: With regard to the drainage plan, remove outdated language pertaining to topographic plan submittal requirements. - Env: Add an item regarding submission of a stormwater management plan to better coordinate this section with environmental regulations and give a more complete picture/easier overall reference to applicants. - Stormwater: Revise item (h) regarding proposed grades for streets and drainage facilities to help ensure that the drainage systems are installed correctly, and to require construction

	<p>details on all parts of the stormwater system, including pipe bedding and backfill (to assist in future HOA system repairs).</p> <ul style="list-style-type: none"> - Stormwater: Add new item (k) to state “when any part of the land proposed for subdivision lies in a mapped dam break inundation zone, such fact shall be set forth on the plat of the proposed subdivision.” This is in accordance with state dam break inundation zone legislation (House Bill 837). - Add an item regarding submittal of a Phase I Environmental Site Assessment (as permitted by state code) if applicable (i.e. development of a brown or greyfield site, or where initial assessment indicates dumping or other contaminating activities have occurred on the property). - VDOT: require inclusion of the street connectivity index calculation, and the Chapter 527 certification (stating whether or not a Traffic Impact Assessment was required) on the cover sheet so that compliance with VDOT regulations can be verified. - In general, coordinate this section with the enhanced conceptual plan submittal requirements.
19-28 Preliminary plan – townhouse and condominium subdivisions	<ul style="list-style-type: none"> - In general, coordinate this section with Section 19-27, the enhanced conceptual plan submittal requirements, and site plan submittal requirements.
19-29 Final plan – submittal requirements	<ul style="list-style-type: none"> - Revisions to the onsite sewage treatment note as suggested by the Department of Health. - Coordinate with Sections 19-34 thru 36 to require that the surveyor to certify that the monuments and survey markets shown on the plat will be correctly located and installed (as is done in York County). - Add notes regarding monuments and underground utilities. - Revise scale reference to reflect current practice.
19-30 Procedure for approval of final plans	N/A
19-31 Term of validity for the final plan	N/A

Article III: Requirements for Design and Minimum Improvements	
19-32 Land Must Be Suitable	<ul style="list-style-type: none"> - Update reference to the transportation department (to “Virginia Department of Transportation”) here and throughout the document. - In terms of the language on the accessible building site, coordinate this section with 19-39 and 19-40.
19-33 Location of Utilities	<ul style="list-style-type: none"> - JCSA: update “service authority” reference (to James City Service Authority) here and throughout the document. - Expand list of example utilities to include newer communication technologies

	(voice/data/video) in addition to the currently stated “telephone”. - Coordinate language with any changes to Appendix A (which is referenced in this section).
19-34 through 19-36 Locations and specifications for monuments, Lot corner monuments, Monuments – general requirements	- Allow for use of control monuments in the City of Williamsburg, New Kent County and Newport News (in addition to York County and Newport News Waterworks, which are currently cited). - Coordinate with a revision to Section 19-29 requiring the surveyor to certify that the monuments and survey markets shown on the plat will be correctly located and installed.
19-37 Easements	- Add language referencing the JCSA and Environmental Division easement standards
19-38 Lot Size	N/A
19-39 Lot arrangement, design and shape	- Add text and graphic to explain lot design standards (i.e. front yard, side and rear setbacks, minimum lot width, etc.) - With regard to the requirement for suitable access to the building site from an approved street, add language to coordinate this section with the shared driveway section, such as developing different standards for the ability to gain access through the lot’s own “flagpole”.
19-40 Lot Location	- With regard to the requirement that each lot shall abut and have access to a proposed or existing publicly dedicated street, add language to coordinate this section with the shared driveway section, such as developing different standards for the ability to gain access through the lot’s own “flagpole”.
19-41 Side Lot Lines	N/A
19-42 Lot remnants	N/A
19-43 Double frontage lots	N/A
19-44 Separate ownership of lots to be subdivided	N/A
19-45 Lot frontage	N/A
19-46 and 19-47 Block length, Block width	- VDOT: Revise property line stub street right-of-way width requirement to reference VDOT standards (rather than 50’ width as currently written).
19-48 Street alignment and layout	- VDOT: revise to reference VDOT standard for street intersection jogs (200’ rather than 150’ as currently written).
19-49 Street construction standards	N/A (Coordinate with Development Standards, as necessary.)
19-50 Street drainage	- Env: Update drainage specifications to reflect current Environmental and VDOT regulations. - Stormwater: Separate out the last sentence of subsection (c) so that the waiver/modification process can apply to all requirements of the section. This will allow more flexibility to incorporate LID and Better Site Design principles and practices when deemed appropriate. - VDOT: investigate changes to the slope percentage cited to better match the VDOT Drainage

	Manual.
19-51 Sidewalks	<ul style="list-style-type: none"> - Coordinate with the sidewalk discussion for Development Standards, new VDOT Secondary Street Acceptance Requirements
19-52 Cul-de-sac streets	<ul style="list-style-type: none"> - In response to applicant questions over the years, include language addressing how the maximum length of the cul-de-sac is measured.
19-53 Private streets	<ul style="list-style-type: none"> - Env: Include statement that private streets shall also meet County drainage standards. - Coordinate this section with Development Standards, as necessary.
19-54 Street and subdivision names	N/A
19-55 Street signs	<ul style="list-style-type: none"> - General Services/VDOT: State that the sign face shall meet all design requirements of the Virginia Department of Transportation to reflect current practice.
19-56 Public water	N/A
19-57 Water facilities	<ul style="list-style-type: none"> - JCSA: replace the term “central water system” with term “independent water system”.
19-58 Individual wells	N/A
19-59 Public sewer	N/A
19-60 Individual sewer (Discussed further in Memo)	<ul style="list-style-type: none"> - Include language suggested by the Virginia Department of Health, as discussed in the memo. - To more fully inform applicants, add reference to onsite sewage disposal regulations found in Chapter 23 Chesapeake Bay Preservation Ordinance.
19-61 Regulations governing utility service	N/A
19-62 Inspection of public water, sewer and stormwater system	<ul style="list-style-type: none"> - JCSA: eliminate reference to requiring the JCSA certificate to construct prior to final approval of the subdivision plat. - JCSA: change reference from “service authority regulations” to “JCSA Regulations Governing Utility Service” - Stormwater: Add more details in subsection (b) about the process for stormwater facilities (i.e. the need for a certificate to construct). Also, revise the language to reference the County rather than the stormwater division.
19-63 Fire protection	N/A
19-64 Streetlights	<ul style="list-style-type: none"> - Coordinate this section with the Outdoor Lighting discussion for Development Standards, and with the County’s Streetlight Policy.
19-65 Off-site sewer, water, and drainage costs	N/A
19-66 Off-site road improvements	N/A
19-67 Dedication and reservation of land for public purposes	N/A
19-68 Establishment of homeowners	N/A

association	
19-69 Entrance feature review	N/A
19-70 Stormwater management feature review	N/A
19-71 Shared driveway for minor subdivisions	<ul style="list-style-type: none"> - Coordinate this section with the sections on lot design – consider different standards for access through the “flagpole” of the lot depending on whether a shared driveway is required or not. - Clarify whether all lots in a minor subdivision are exempt from the shared driveway requirement if one of them is over 5 acres, or just the 5 acre lot. - Stormwater: To address issues that have arisen over the years, provide more detail about the requirement that the driveway be “three inches deep,” such as “a paved surface at least ten feet wide consisting of 2 inches of pavement over 4 to 6 inches of stone aggregate.” Also, state that a detail showing the driveway specifications be included on the subdivision plat. - Correct the reference to 19-32(c). - Env: To clarify the process for applicants, add language noting that an erosion and sediment control plan and land disturbing permit may be required for the shared driveway, as determined by the Environmental Director. - VDOT: revise the driveway width language to avoid conflicting with VDOT standards for entrances onto state maintained roadways.

Article III Performance Assurances	
19-72 Installation of improvements and bonding	<ul style="list-style-type: none"> - Env: Add language specifying the bonding process for condominium development, where lots are not being individually subdivided (i.e. in instances where a final plat may not be submitted for approval). Coordinate revisions with Section 24-8 (Certificate of Occupancy) and Section 24-17 (Enforcement and guarantees as to conditions) in the Zoning Ordinance. These sections discuss guarantee of items shown on a site plan, and guarantee of proffered or conditioned items, respectively. This should help clarify the process for applicants. - Env: Update language regarding final release of surety to clarify that “acceptance” of the facility may mean review and approval of as-builts and construction certifications rather than taking over operation and maintenance (i.e. to acknowledge that the JCSA process for water and sewer acceptance is different than the process for stormwater systems and stormwater management facilities).

Appendix A	
Typical Utility Detail – Ditch Section	<ul style="list-style-type: none"> - Revise to make dimensions better match current VDOT standards, and to consider referencing Hampton Roads Planning District Commission standards.